



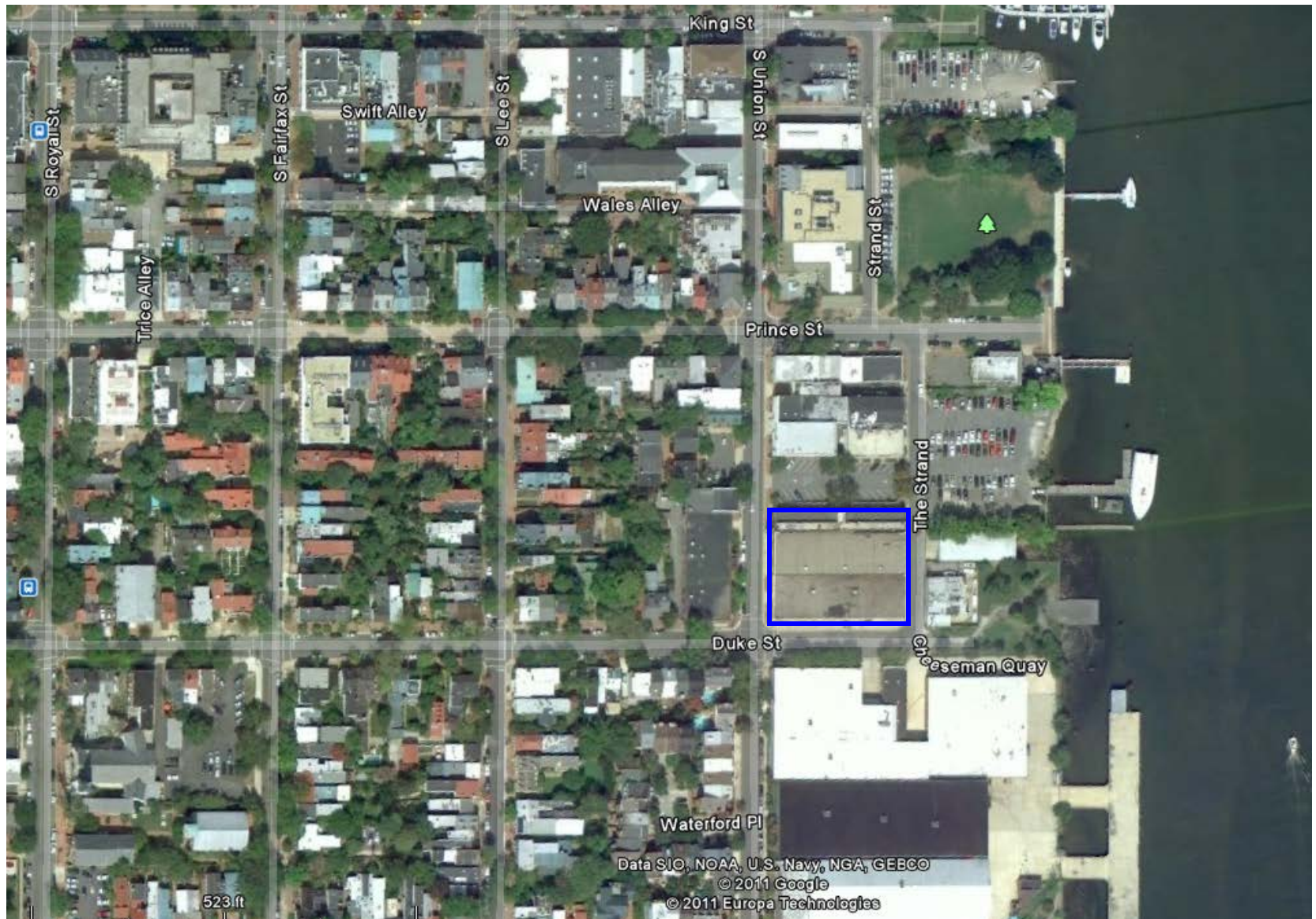
220 South Union Street

October 9, 2013

Carr Hospitality



Aerial View of Property



Master Plan Development Guidelines

- Active uses on The Strand and Union Street
- Mixed- Use
- Enhanced Streetscape
- Midblock Passages and Alleyways
- Open space
- Public Art
- Below Grade Parking
- 3.0 FAR
- 50 feet with SUP

The Model, pages 84-85

Each SUP for a restaurant, hotel, entertainment, or other commercial use on the waterfront must be reviewed , and appropriate findings made, according to the following guidelines:

4(b)(xi) The extent to which the architecture and site design reflect the important design principles illustrated by the scale model prepared by the City during the Waterfront planning process, including alleys as view corridors; design elements that minimize the impacts of height, such as setbacks above the third story along Union Street and incorporation of the top story within a roof form; and small foot print buildings instead of large “superblock” Development.”

Boutique Hotel Concept

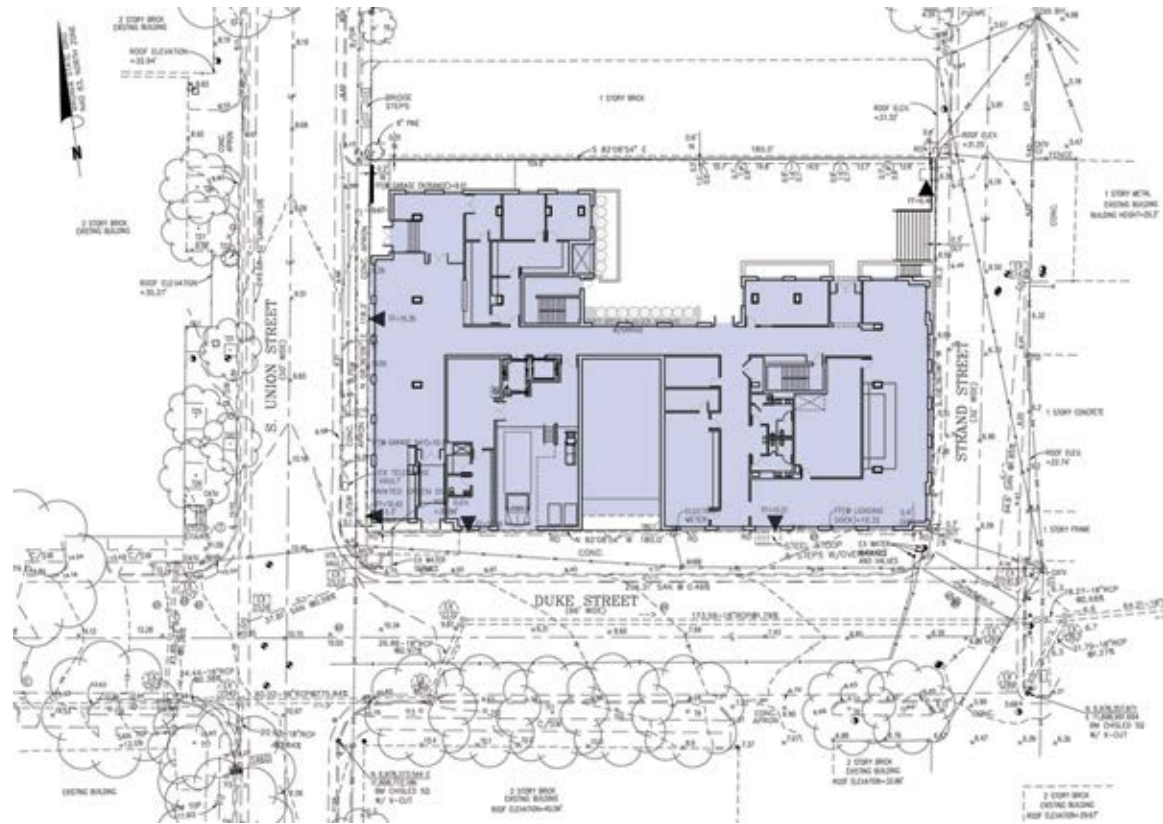
120 room hotel

80 seat, 2100 square foot restaurant

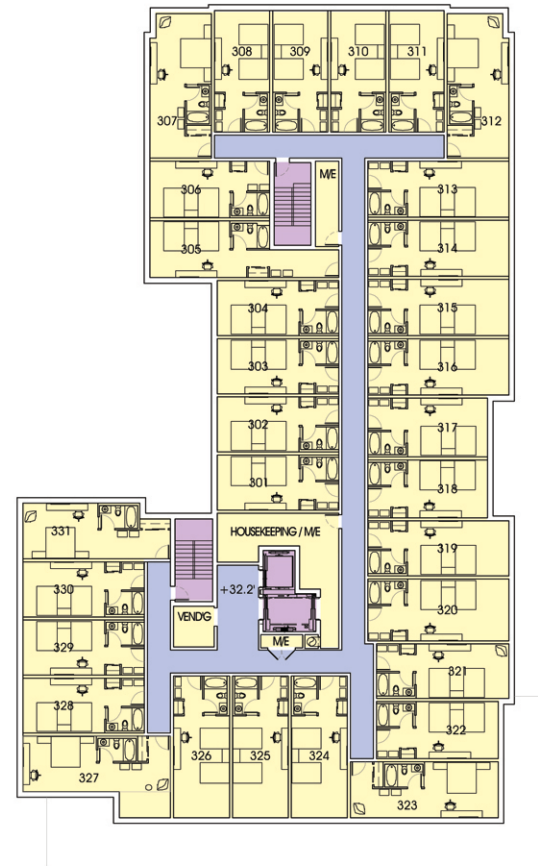
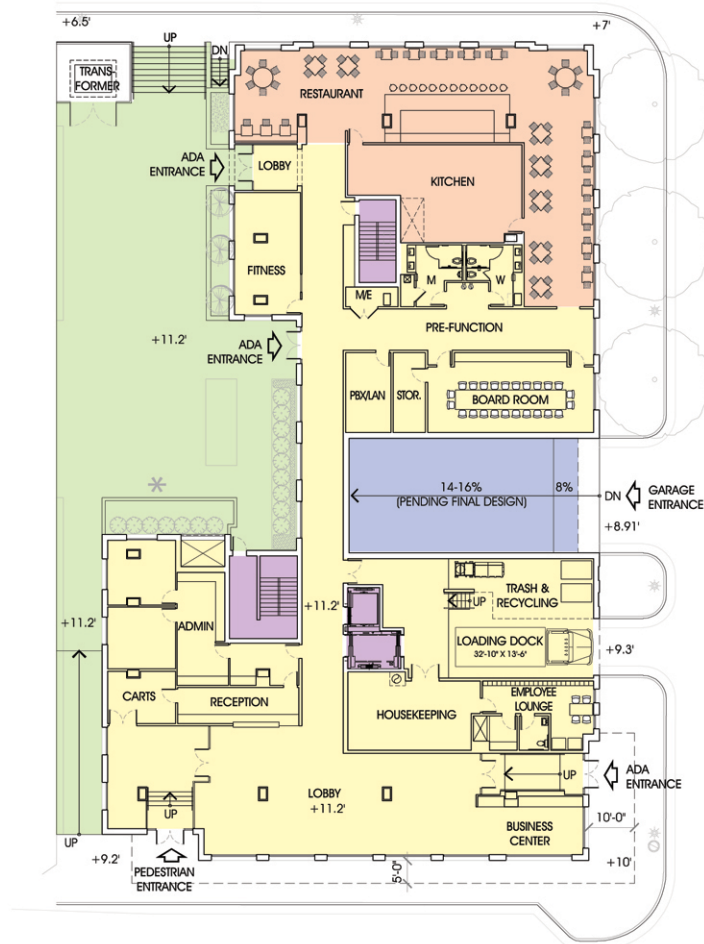
68 below grade valet parking

Small conference room for hotel guests

7



Ground Floor & Typical Upper Floor Plans



The Strand Elevation



Duke Street Elevation



Union Street Elevation



Courtyard Elevation



View from corner of S. Union and Duke Streets



View from corner of Duke and Strand Streets



View through alley to the Potomac



Hotel Facts

3.0 FAR with approximately 17% deductions

.5 parking ratio

Approx. \$1,000,000 per year net new tax revenue

\$9 per square foot developer contribution to off-site improvements

\$1.50 per square foot affordable housing contribution



UNION ST ELEVATION



